



**TOWN OF MAYNARD
COMMUNITY PRESERVATION
COMMITTEE**

**195 MAIN STREET
MAYNARD, MASSACHUSETTS 01754**

M. John Dwyer, Chair
Rick Lefferts, Vice Chair
Steve Jones, Treasurer
Jim Coleman
Bill Cranshaw
Ellen Duggan
Tom Hesbach
Randy James
Jon Lenicheck
Anna-Lisa Lysell McLaughlin, Clerk

Meeting Minutes

Town Hall – Room 101

Wednesday, April 10, 2019, 7:00 pm

Members present: John Dwyer (JD), Jim Coleman (JC), Ellen Duggan (ED), Bill Cranshaw (BC), Tom Hesbach (TH)

Members absent: Steve Jones (SJ), Randy James (RJ), Rick Lefferts (RL), Jon Lenicheck (JL)

Others present: Mike Guzzo

This public meeting was not recorded.

Call to Order: The meeting was called to order at 7:05 pm.

Public comments: None

Correspondence: None

Minutes: There was a question as to whether the motion to move the balance of the FY2016 and FY2017 undesignated funds was to be transferred solely into the budgeted reserve fund or split 10/10/10/70 into the affordable housing, historical, open space, and budgeted reserve funds, respectively. As no consensus was reached, approval of the minutes was tabled until more members are present to resolve the dispute.

Procedure for Moving Funds: Mike Guzzo will find out whether there is a legal restriction that requires the CPC to go to Town Meeting in order to get approval for moving funds.

Conservation Trust Fund: Kaitlin Young has been working with Mike Guzzo to separate CPC funds and non-CPC funds by year in order to properly allocate interest.

Maynard Golf Course: JD and ED spoke with Greg Johnson regarding the ongoing issues concerning the usage of the golf course for activities not in compliance with the Community Preservation Act (CPA). JD and ED recommended splitting the property in order to place a conservation restriction on the corresponding subdivided property or selling the subdivided land and reimbursing the CPC. In this way, the Club House could continue to be used for purposes that are in conflict with the restrictions under the CPA (i.e., the Council on Aging and political events). However, legal counsel is required to determine the appropriate manner to go about

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subdividing the property, as well as to resolve other related questions, such as whether the CPC should be reimbursed for the assessed value at the time it was purchased or the current assessed value of the property.

Project Closeouts: None

Ongoing Projects: None

New Business: TH submitted his Letter of Resignation, effective at the end of June.

Next Meeting: May 1, 2019

Adjournment:

JC made motion to adjourn. Second by ED. Vote unanimous. Meeting adjourned at 7:47 pm.

Documents and Exhibits used during the meeting:

- Draft of March 20, 2019 Meeting Minutes.
- Agenda
- Town of Maynard Conservation Trust Fund Balance Sheet
- Tom Hesbach Letter of Resignation

Date approved: May 01, 2019

Timeline of Dates for May 2019 Town Meeting – FY2019 CPA Proposals

- October 1, 2018 – Preliminary applications due
- October 3, 2108 – CPC deter eligibility and notify applications
- November 5, 2018 – Final applications due
- December 5, 2018 – CPC develops questions for applicants
- January 9 and 23, 2019 – Meetings with proponents of projects
- February 27, 2019 – Public Hearing and final vote on proposals
- March 12, 2019 – Deadline for draft warrant articles for Town Meeting